

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		BRAND ST, ARLINGTON

OWNERSHIP

Owner 1:	COHEN RICHARD			
Owner 2:	JOHNSON MARLA			
Owner 3:				
Street 1:	91 BRAND STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	UMALI RODRIGO G & JENNIFER -		
Owner 2:	-		
Street 1:	91 BRAND STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7865		Sq. Ft.	Site		0	70.	0.79	5			Topo	-5					436,206						436,200	

Total AC/HA:	0.18056	Total SF/SM:	7865	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,206	Spl Credit	Total:	436,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7865.000	326,900		436,200	763,100		152319
							GIS Ref
							GIS Ref
Total Card	0.181	326,900		436,200	763,100	Entered Lot Size	
Total Parcel	0.181	326,900		436,200	763,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		496.81	/Parcel: 496.81	Land Unit Type:	Insp Date
							09/22/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	326,900	0	7,865.	436,200	763,100		Year end	12/23/2021	PRINT		
2021	101	FV	328,300	0	7,865.	436,200	764,500		Year End Roll	12/10/2020		Date	Time
2020	101	FV	328,300	0	7,865.	436,200	764,500	764,500	Year End Roll	12/18/2019		12/30/21	08:12:28
2019	101	FV	263,400	0	7,865.	442,400	705,800	705,800	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	263,400	0	7,865.	330,300	593,700	593,700	Year End Roll	12/20/2017		Date	Time
2017	101	FV	263,400	0	7,865.	299,100	562,500	562,500	Year End Roll	1/3/2017			
2016	101	FV	263,400	0	7,865.	286,700	550,100	550,100	Year End	1/4/2016	04/28/21	14:57:08	
2015	101	FV	261,900	0	7,865.	243,000	504,900	504,900	Year End Roll	12/11/2014	appr		

SALES INFORMATION

[illegible]

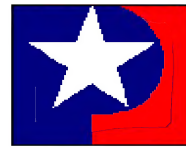
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
9/7/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/8/2000	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	152319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

